

**REGULAR MEETING MINUTES  
ZONING BOARD OF APPEALS  
WEDNESDAY, FEBRUARY 19, 2014**

**TOUR**

No tour was conducted.

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The Zoning Board of Appeals held a public hearing in Legislative Chamber, Room 314, Town Hall, 50 South Main Street, West Hartford, on Wednesday, February 19, 2014 at 7:00 P.M.

**PRESENT:** Chair: Neville; Commissioners: Grise and Smilowitz, Alternates: Doyle; Secretary to Zoning Board of Appeals: Brian Pudlik

**ABSENT:** Commissioners Foley and Sadinsky and Alternate DiMatteo

**HEARING LEGALLY ADVERTISED ON:**  
Thursday, February 6, 2014  
Thursday, February 13, 2014

**DECISIONS FILED WITH THE CLERK AND HARTFORD COURANT:**  
Tuesday, February 25, 2014

**EFFECTIVE DATE:** Wednesday March 12, 2014.

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At the regular meeting of the Zoning Board of Appeals the following actions were taken:

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**#03-14** **33-35 Maplewood Avenue** – Appeal of J. Messina of an order issued by Environmental Sanitarian II Marion Wearing on December 18, 2013 pursuant to section 105.58 of the West Hartford code of ordinances.

At the regular meeting of the Zoning Board of Appeals, immediately following the public hearing, the following action was taken:

Commissioner Neville made a motion to uphold the order as issued by Environmental Sanitarian II Marion Wearing; second by Commissioner Doyle.

Commissioner Neville made a motion to amend the original motion such that the requirement to repair or remove the fence be completed by the originally required date of May 14, 2014, but the order to repair the cracked and peeling paint be extended by 60 days to July 13, 2014.

**VOTE TO AMEND MOTION: 4-0: Voting in favor were Commissioners: Doyle (seated for Sadinsky), Grise, Neville and Smilowitz  
Opposed – 0**

**VOTE ON ORIGINAL MOTION AS AMENDED: 4-0: Voting in favor were Commissioners: Doyle (seated for Sadinsky), Grise, Neville and Smilowitz  
Opposed – 0**

**Motion carried unanimously**

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**#04-14**

**68 Richard Street** – Petition of S. Dewey, requesting the following two variances:

- a) Variance to section 177-20(D), obstructions in yards. The request is to construct new one-story addition to be a maximum of 6 feet beyond the 30 Building Line off of Price Boulevard on the west side of the home.
- b) Variance to section 177-20, obstructions in yards. The request is to vertically expand the existing legal non-conforming attached one story garage to be a two story attached garage on the same footprint.

Both requests are per plans on file.

**RM-3R Zone**

At the regular meeting of the Zoning Board of Appeals, immediately following the public hearing, the following action was taken:

Commissioner Grise made a motion to grant the petition; second by Commissioner Doyle. In reaching its decision, the Board found the following conditions to exist:

1. **Granting of the variance is in harmony with the purpose and intent of the West Hartford Code of Ordinances.**
2. **Variance request is minor and will not adversely impact neighboring properties.**
3. **The Board found that there were conditions especially affecting the land and structure for which the variance was sought.**

**VOTE: 4-0; Voting in favor were Commissioners: Doyle (seated for Sadinsky), Grise, Neville and Smilowitz.**

**Opposed- 0**

**Petition unanimously approved.**

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**#05-14**

**425 Oakwood Avenue** – Petition of R. Ledwith, representing the Town of West Hartford, requesting the following two variances:

- a) Variance to section 177-6(D) or 177 Attachment 3, Standards for One-Family Residence Districts, which limits the maximum horizontal dimension of any building to 250 feet. The request is to allow for the construction of a new school, Charter Oak International Academy, which as proposed, would have a maximum horizontal dimension of +/-335 feet.
- b) Variance to section 177-33(E)(3), Signs in connection with special use permits in single-family residence districts, which restricts signage to a single free-standing sign with a maximum size of 25 square feet. The request is to allow a total of two 18 square foot free-standing signs and one 18 square foot building-mounted sign, for an aggregate square footage of 54 square feet for all signs.

Both requests are per plans on file.

**R-6 Zone**

**Petition withdrawn by the applicant**

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**#06-14**

**29 Grassmere Avenue** - Petition of F. D'Auteuil, requesting location approval for a Used Car Dealers/Repairers License for a period of one (1) year per plans on file.

**IG ZONE**

At the regular meeting of the Zoning Board of Appeals, immediately following the public hearing, the following action was taken:

Commissioner Grise made a motion to grant the petition; second by Commissioner Neville.

1. **This approval is granted for a period of one (1) year. At that time a renewal notification of requirements will be sent. Failure to renew will void the application approval.**
2. **The hours of operation for repairs and sales shall be:  
Monday-Saturday 7:00 am – 7:00 pm**
3. **The premises shall be maintained in a manner satisfactory to the Zoning Board of Appeals and the Zoning Enforcement Officer.**
4. **No junk vehicles shall be stored outside the building.**
5. **No discarded parts shall be kept outside the building.**
6. **Use of the property must be in conformance with the approved site plan on file**

**VOTE: 4-0          Voting in favor were Commissioners: Doyle (seated for Sadinsky),  
Grise, Neville and Smilowitz  
Opposed- 0**

**Petition Unanimously Approved.**

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Commissioner Neville made a motion to continue the approval the minutes of January 15, 2014; second by Commissioner Doyle. VOTE: 4-0 Unanimously Approved.

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Commissioner Neville made a motion to adjourn; second by Commissioner Grise. VOTE: 4-0. Unanimously Approved.

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Respectfully Submitted,

Brian Pudlik  
Secretary to the Zoning Board of Appeals